

# Unit 1-1105 - Atrium

1-1105 - 3131 NE 188 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	RX-11133484
Status:	Active
Size:	1,432 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned,Valet Parking Avlbl
View:	Intracoastal,Marina,Pool
Rental Price:	\$4,150
List PPSF:	\$3
Valuated Price:	\$694,000
Valuated PPSF:	\$485

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

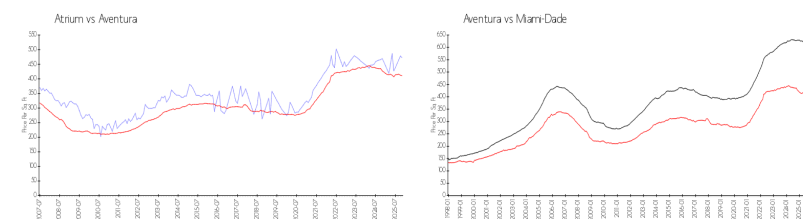
Number of units:	192
Number of active listings for rent:	11
Number of active listings for sale:	14
Building inventory for sale:	7%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

## Building Association Information

Atrium at Aventura Condominium  
Association Inc  
305-918-0097

<https://>

## Market Information



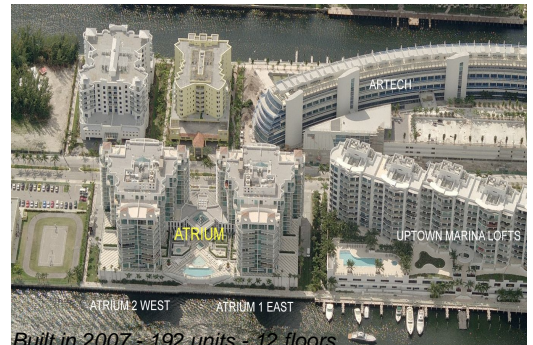
Atrium:	\$472/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

Atrium	7%
Aventura	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Atrium	87 days
Aventura	98 days
Miami-Dade	77 days



Built in 2007 - 192 units - 12 floors